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**Median - \$287,500**

30<sup>th</sup> June 2020

To whom it may concern

**Re Appraisal:** 63/14 Kensington Place, Birkdale  
**Property Description:** 2 bedrooms/ 1 bathrooms/ 1 garages

Further to your request and based on current market conditions I have appraised the property a selling range of approximately \$275,000 – \$300,000.

The following comparable sales were used to arrive at the selling range:

**15/14 Kensington Place, Birkdale**

Sold price: \$272,000 – December 2019 – 2 bedroom / 1 bathroom / 1 garage/104m2

**93/14 Kensington Place, Birkdale**

Sold price: \$295,000 - October 2019 – 2 bedroom / 1 bathroom / 1 garage/104m2

**49/14 Kensington Place, Birkdale**

Sold price: \$300,000 - February 2020 – 2 bedroom / 1 bathroom / 1 garage/ lowset

Yours faithfully,  
**LJ Hooker Property Centre**

**Debbie Ward**  
**0408 748 994**

The estimate of Selling Price has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an estimate only and is not to be taken as a sworn valuation. (We must add the warning that we shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way).



Australia

